

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11031 MANCHACA ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2014-0010, on file at the Planning and Development Review Department, as follows:

12.06 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, abstract No. 27, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11031 Manchaca Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk

"EXHIBIT A"

FIELD NOTES DESCRIBING 12.064 ACRES OF LAND, OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 12.39 ACRE TRACT OF LAND CONVEYED TO KANA' DEVELOPMENT COMPANY IN A DEED RECORDED IN VOLUME 9899, PAGE 366, REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS SAVE AND EXCEPT THAT 0.3352 ACRE PORTION CONVEYED TO TRAVIS COUNTY RECORDED IN VOLUME 11408, PAGE 1026, REAL PROPERTY RECORDS OF SAID COUNTY SAID 12.064 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the curving east right-of-way line of Manchaca Road same being the northwest corner of Canterbury Trails Section 3, a Subdivision in Travis County, Texas recorded in Volume 104, Page 354, Plat Records of said county for the southwest corner hereof;

THENCE along said curve with a radius of 1367.40 feet and whose chord bears, North 18°20'25" East, 381.59 feet to a cap iron rod set at the southwest corner of that certain 5.47 acre tract recorded in Volume 13364, Page 1492, Real Property Records of said county for the northwest corner hereof;

THENCE along the south line of the above described tract and the north line of the herein described tract, North 88°54'45" East, 284.18 feet to a ½ inch iron rod found and North 88°57'57" East, passing a 60D nail set online and continuing for a total distance of 647.85 feet to a calculated point in the approximate centerline of Slaughter Creek for the northeast corner hereof;

THENCE along the centerline of said creek the following courses:

1. South 55°49'36" East, 75.03 feet to a calculated point
2. South 42°47'13" East, 100.02 feet to a calculated point;
3. South 34°17'05" East, 101.43 feet to a calculated point;
4. South 35°07'19" East, 101.19 feet to a calculated point;
5. South 39°55'43" East, 100.24 feet to a calculated point;
6. South 20°39'54" East, 54.42 feet to a calculated point;
7. South 50°46'32" East, 50.36 feet to a calculated point;
8. South 50°56'48" East, 106.46 feet to a calculated point;

THENCE along the north line of Canterbury Trails Section 2 and Section 3, the following courses:

1. North 85°05'02" East, at 607.62 passing an iron pipe found at 699.73 feet passing a capped iron rod found at 991.64 feet passing a capped iron rod found in all a total distance of 1098.03 feet to a capped iron rod found for an angle point hereof and N 85° 02' 33" W, (Bearing Basis) 3.05 feet passing the common corners of Lots 107 and 108 in all a total distance of 410.08 feet to the Place of Beginning and containing 12.064 acres of land.

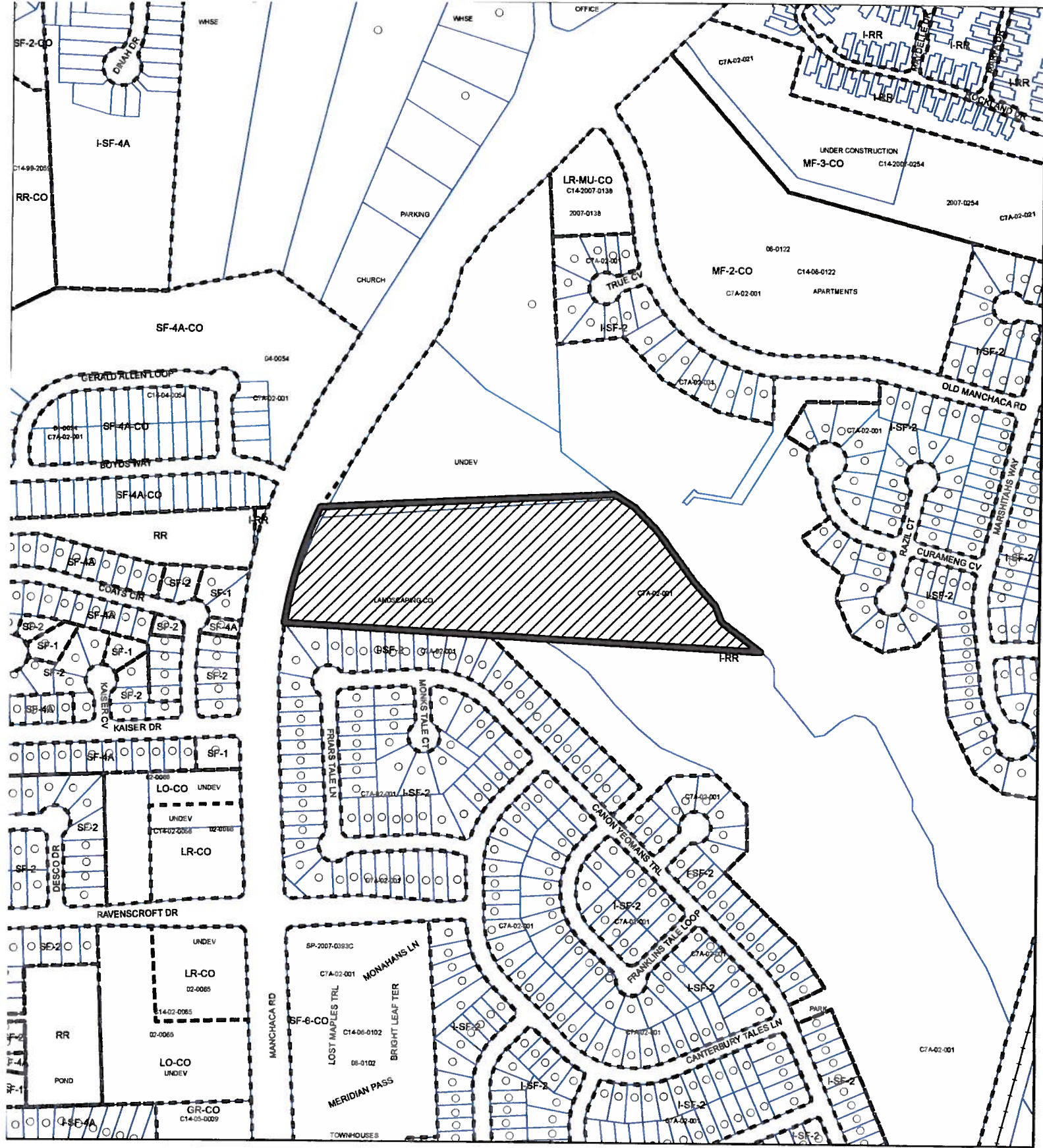
FIELD NOTES ONLY TO BE USED WITH THE ATTACHED PLAT.

Victor M. Garza, R.P.L.S. 4740

Date

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0010

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geogra by the City of Austin regarding specific accuracy or completeness.

Exhibit B



1" = 400'